

CONTRACT

THIS AGREEMENT is made this 1st day of September, 2011, by and between **Board of Sumter County Commissioners** (hereafter referred to as "Board"), whose address is 7375 Powell Road, Wildwood, Florida 34785, and **D&A Building Services, Inc.** (hereafter referred to as "Consultant"), whose address is 321 Georgia Avenue, Longwood, FL 32750.

RECITALS

WHEREAS, the Board has need of professional services for SUMTER COUNTY JANITORIAL SERVICES; and

WHEREAS, the parties desire to enter into a written agreement outlining the duties, responsibilities and compensation of Consultant, based on the Consultant's response to RFP # 011-0-2011/AT – Request for Proposals for SUMTER COUNTY JANITORIAL SERVICES;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, it is hereby agreed as follows:

1. The relationship of the Consultant to the Board will be that of a professional consultant and the Consultant will provide the professional and technical services required under this agreement in accordance with acceptable professional practices and ethical standards applicable to Consultant's profession, and Consultant will endeavor to provide to the Board prompt and efficient consulting services to the best of its ability.
2. Consultant is hereby retained and employed as the SUMTER COUNTY JANITORIAL SERVICES Consultant, and will work with the Board to provide said services in accordance with the scope of work outlined in RFP # 011-0-2011/AT.
3. Consultant agrees to prepare and complete a report to the Board, detailing the status of services provided pursuant to this Agreement at least ninety (90) days prior to the expiration of the term of this Agreement, or at least ninety (90) days prior to the expiration of any renewal term of this Agreement. Consultant may be asked to present the deliverables in person for review by staff or for discussion at a scheduled Board meeting.
4. The term of this Agreement shall commence on the day and year as shown above and continue in full force through August 31, 2012, unless otherwise terminated as provided in paragraph five (5) of this Agreement. This Agreement may be renewed on an annual basis for two additional consecutive one year periods, if agreed to in writing by both parties, at least sixty (60) days prior to the expiration of this Agreement, including any periods of renewal. The term of this Agreement does not relieve the Consultant of any future responsibility as described in paragraph eight (8) of this Agreement.
5. This Agreement may be terminated by either party upon thirty (30) days prior written notice to the other party at the address designated in this Agreement for receiving such notice. If this agreement is terminated, Consultant shall be authorized to receive payment for all work performed up to the date of termination.
6. With regard to compensation paid to Consultant, Consultant shall furnish to the Board on a monthly basis an itemized invoice detailing all of Consultants hours, services, expenses and any

other services utilized by the Board during the preceding month. Invoice shall be itemized pursuant to and in accordance with the attached Fee Schedule. Consultant shall compute the total amount due for the preceding month and all amounts due Consultant shall be paid on a monthly basis pursuant to the provisions of the Local Government Prompt Payment Act, F.S. 218. Consultant acknowledges and agrees that the rates set forth in the Fee Schedule shall remain fixed throughout the duration of the Agreement and thereafter shall only be adjusted by mutual written agreement of both parties.

7. General Considerations.

- a. All reports, drawings, designs, specifications, notebooks, computations, details, and calculation documents prepared by Consultant and presented to the Board pursuant to this Agreement are and remain the property of the Board as instruments of service.
- b. All analyses, data, documents, models, modeling, reports and tests performed or utilized by Consultant shall be made available to the Board upon request and shall be considered public records.
- c. Consultant shall keep all books, records, files, drawings, plans and other documentation, including all electronically stored items, which concern or relate to the services required hereunder, for a minimum of three (3) years from the date of expiration or termination of this Agreement, or as otherwise required by any applicable law, whichever date is later. The Board shall have the right to order, inspect and copy all such Records as often as it deems necessary during any such period of time. The right to audit, inspect, and copy records shall include all of the records of sub-consultants (if any).
- d. Consultant shall, at all times, comply with the Florida Public Records Law, the Florida Open Meeting Law and all other applicable laws, rules and regulations of the State of Florida.
- e. Consultant shall, at all times, carry Professional Liability, General Liability, Automobile and Worker's Compensation Insurance pursuant to the insurance requirements in RFP # 011-0-2011/AT, naming Board as an additional insured in each such policy.
- f. Upon Consultant's written request, the Board will furnish, or cause to be furnished, such reports, studies, instruments, documents, and other information as Consultant and Board mutually deem necessary, and Consultant may rely upon same in performing the services required under this agreement.
- g. The Board and Consultant each binds itself and its successors, legal representatives and assigns to the other party to this agreement and to the partners, successors, legal representatives and assigns of such other party to this agreement, in respect to all covenants of this agreement; and neither the Board nor Consultant shall assign or transfer their interest in this agreement without the prior written consent of the other party.

8. Should any other professional services be called for by the Board which are not otherwise set forth in this Agreement or any of its attachments or exhibits, said charges shall be agreed upon in advance by the parties hereto. The Consultant may be required to provide additional services to the Board on challenges, public protests, administrative hearings or similar matters. The consultant shall be available to represent the Board, serve as an expert witness and provide supporting documentation as necessary.

9. The Contract Documents, which comprise the entire Contract between Board and Consultant and which are further incorporated herein by reference, consist of the following:

- a. Request for Proposals (RFP)
- b. Vendor's Proposal Documents

- c. Permits / Licenses
- d. All Proposals Addenda Issued Prior to RFP Opening Date
- e. All Modifications and Change Orders Issued

10. Consultant does hereby specifically promise and agree to "hold harmless", defend and indemnify the Board and the agents, servants, employees, officers, and officials thereof from and against any and all liability or responsibility for damage to property or person that may arise in connection with the services to be provided hereunder, including payment of all reasonable attorney's fees, costs and expenses associated with the same.

11. Consultant, its agents, servants or employees shall, in no manner, whatsoever be construed as the employees, agents, servants or representatives of the Board and shall have not expressed or implied power or authority to act in any manner whatsoever for or on behalf of the Board, except as provided in the scope of services called for herein. Consultant is hereby designated as an independent contractor to the Board and none of the employees, agents or servants of the Consultant shall have, or be entitled to, any of the fringe benefits applicable to employees of the Board.

12. In the event of default by either party hereto, the defaulting party shall be liable for all costs and expenses, including reasonable attorney's fees and costs incurred by the other party in enforcing it's rights hereunder, whether litigation be instituted or not, at the trial court and appellate court level.

13. Consultant does hereby waive any and all "venue privilege" and or "diversity of citizenship privileges" and specifically agrees that any action brought for the enforcement, construction or interpretation of this agreement shall be maintained in the County or Circuit Court in and for Sumter County, Florida, and Consultant hereby specifically waives its right or privilege to institute any action of any kind or nature whatsoever, against the Board in any other State Court, Federal Court or administrative tribunal.

14. This Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations or agreements, either written or verbal. If any provision of this Agreement is declared to be invalid or unenforceable, the remainder shall continue to operate in full force and effect.

15. This Agreement cannot be changed or modified, unless by written agreement signed by all parties hereto.

16. In performing services hereunder, Consultant shall comply with all federal, state and local laws and regulations. Consultant shall be responsible for identifying and obtaining all permits necessary to complete the scope of services. Consultant shall be responsible for obtaining, at its sole cost and expense, all necessary licenses and other governmental approvals required in order for Consultant to provide the type of services required hereunder.

17. Consultant shall notify Board in writing of any commitments during the term of this Agreement which may constitute a potential or actual conflict of interest with respect to the scope of services to be performed for the Board.

18. Each of the WHEREAS clauses listed above are hereby re-alleged and incorporated into this Agreement as if otherwise fully stated herein.

19. Any notices required by this Agreement shall be mailed to the following individual(s), by Certified Mail, Return Receipt requested:

FOR THE BOARD

Name: Bradley S. Arnold

Address: 7375 Powell Road, Wildwood, FL 34785

Title: County Administrator

Date:

FOR THE CONSULTANT

Name:

Address:

Title:

Date:

IN WITNESS WHEREOF, the parties have signed this agreement the day and year first above written.

ATTEST:

SUMTER COUNTY
BOARD OF COUNTY COMMISSIONERS

By: _____

By: _____, Chairman

Date Signed: _____

ATTEST:

Consultant

By: _____

By: _____

Date Signed: _____

Fees Schedule

EXHIBIT 1 (BELOW):

Building Name	Total Square Feet	Cleaning Frequency	Monthly Fee Schedule
Animal Control Facility - 823 CR 529 Lake Panasoffkee			
Animal Control Office	800	2 nights per week	\$117.85
Animal Control Old FORCE Building	800	2 nights per week	\$117.85
Ag Center 7620 SR 471 Bushnell			
County Agent	3,990	5 days per week	\$489.56
USDA	1,333	5 days per week	\$242.40
Bushnell Shopping Center 910 N Main St, Bushnell			
Clerk Records	1,400	1 day per week	\$182.85
Clerk Storage	7,028	floor monthly	\$351.40
Courthouse Complex (Bushnell)			
Courthouse Complex (Bushnell)	50,000	5 days per week	\$4,886.38
Judicial Building	47,000	5 days per week	\$4,840.87
Tax Collector/Property Appraisers Office	12,975	5 days per week	\$1,400.32
Probation Office	2,000	5 days per week	\$282.14
Public Works Office	8,700	5 days per week	\$1,039.03
Public Works Maintenance	1,444	5 days per week	\$295.43
Guardian Ad Litem	1,400	2 days per week	N/A
State Attorney's Office	2,797	5 days per week	\$316.73
Security Vestibule	5,042	5 days per week	\$476.99
County Maintenance Department 316 E Seminole Ave			
Maintenance Shop	994	2 nights per week	\$266.32
Library Facilities			
The Villages Public Library	6,300	5 nights per week	\$745.46

Sumter County Board of County Commissioners – RFP # 011-0-2011/AT Janitorial Services

Lake Panasoffkee Library	2,080	3 nights per week	\$260.79
Bushnell Public Library	4,650	5 nights per week	\$528.33
EC Rowell Library	3,620	3 nights per week	\$438.88
Wildwood Annex 7375 Powell Rd. Wildwood			
The Villages Sumter County Service Center	41,948	5 days/nights per week	\$4,179.21
Villages Annex 488			
Villages Government Annex	10,516	5 nights per week	\$1,110.00
Public Defender's Office			
Public Defender's Main Office and Rock Building	6,546	5 nights per week	\$698.45
Steam Cleaning of Ceramic Tile Floors			Annual Fee Schedule
Judicial Building	TBD by Contractor	Annual	\$207.00
Bushnell Sheriff's Office	TBD by Contractor	Annual	\$166.00
Government Offices	TBD by Contractor	Annual	\$80.00
Historic Court House	TBD by Contractor	Annual	\$40.00
Guardian Ad Litem	TBD by Contractor	Annual	N/A
Security Vestibule	TBD by Contractor	Annual	\$191.00
Service Center	TBD by Contractor	Semi-Annual	\$848.00

Total annually
\$280,738.88

This document must be completed and returned with your Submittal